

Treeview Apartments

1114-1128 East 9th Street, Russellville, AR



40 Apartments

32 Two-Bedroom

8 Three-Bedroom

Just Reduced

Accepting Offers Over

\$3,000,000

by July 10th

Explore this low maintenance renovated complex with
Cap Rate: (7.5% at \$3.4M, 8.5% at 3M) **100%** occupied in a sought-after area.

A Great Unique Investment Because Its:

Family Based: Russellville crime rate is well below the Arkansas average. All the apartments are either 2 or 3-bedroom apartments.

Nice Schools: Schools are rated as 5 or 6 out of 10 (Ave schools are 4-6)

Diversified Employment: Means the area is not greatly affected if there's a downturn or loss of any class of business or industry.

Growing Population: An increase in population results in a good local economy and additional housing needed.

Easy Ownership: Local Realty Company can handle all aspects of Managing the buildings along with established maintenance crew.

Low Maintenance: We've just completed several years of renovations and upgrades. It makes this property low maintenance going forward.

Renovations Include: Tiled Bathrooms, New Flooring, New Lights, Recent Replacement of All Appliances, Breezeways Refinished, New Roofing with 50-yr Shingles, 260 New Windows, New Cabinets, and More

~ Please submit any offers no later than Friday, July 10th by 1pm ~

Contact: Chris McCloy @ 479-304-1725 or CRDProperites@aol.com

The following photos are either recent, or just prior to the current tenant renting that apartment, as all units are currently occupied.

Some Photos of Treeview Apartments



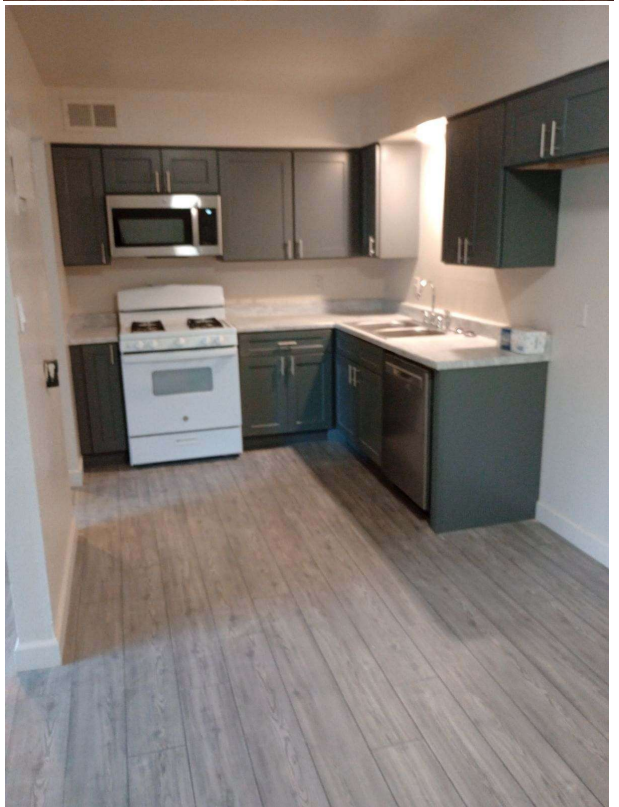










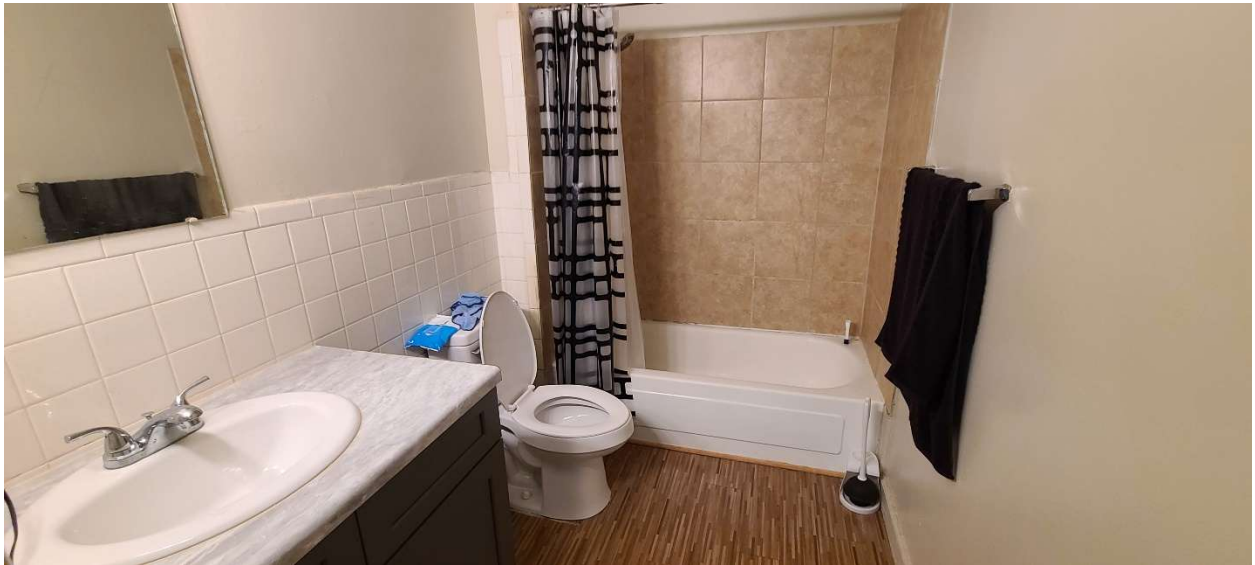






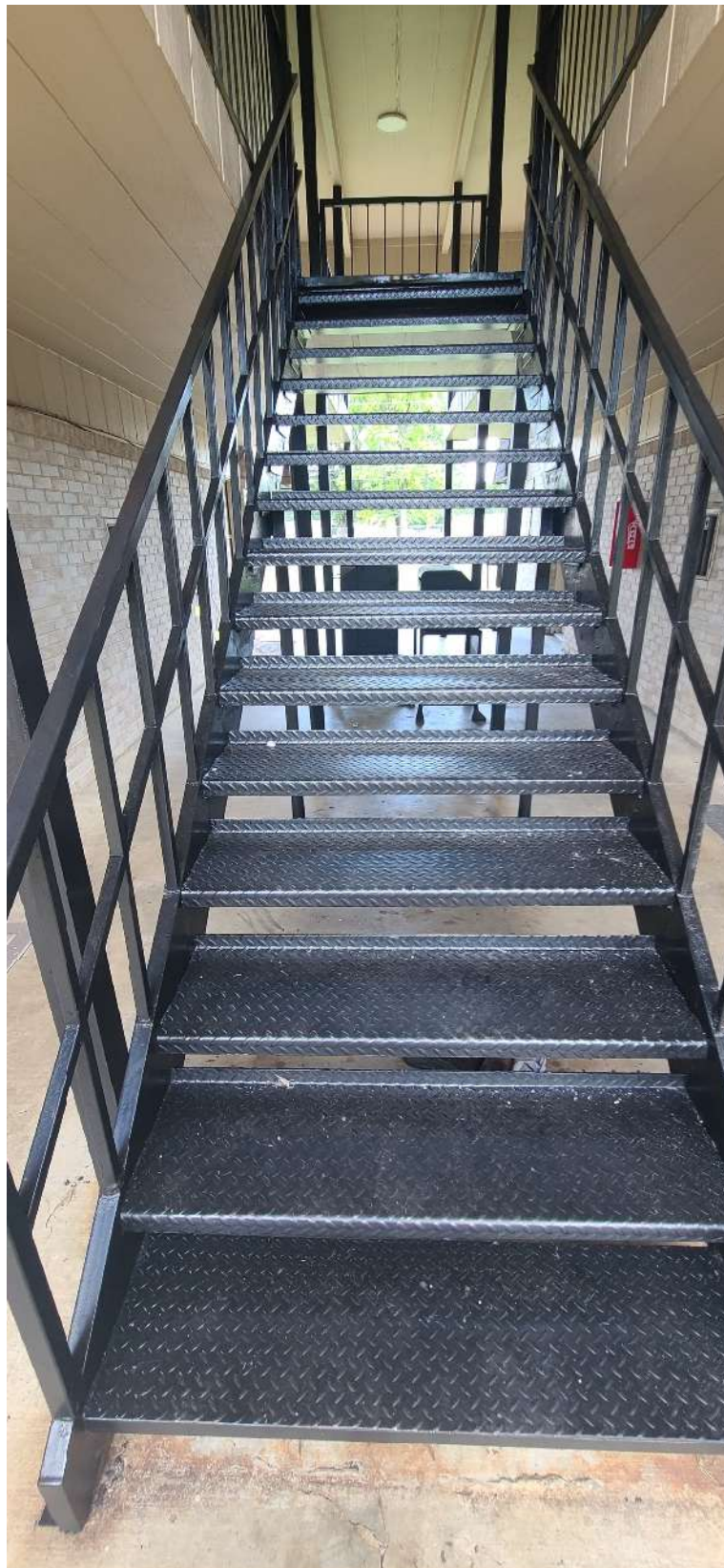






***Breezeways were power washed and painted,
metal walkways were sanded and re-finished in late 2024***

New LED lighting was installed in 2023.



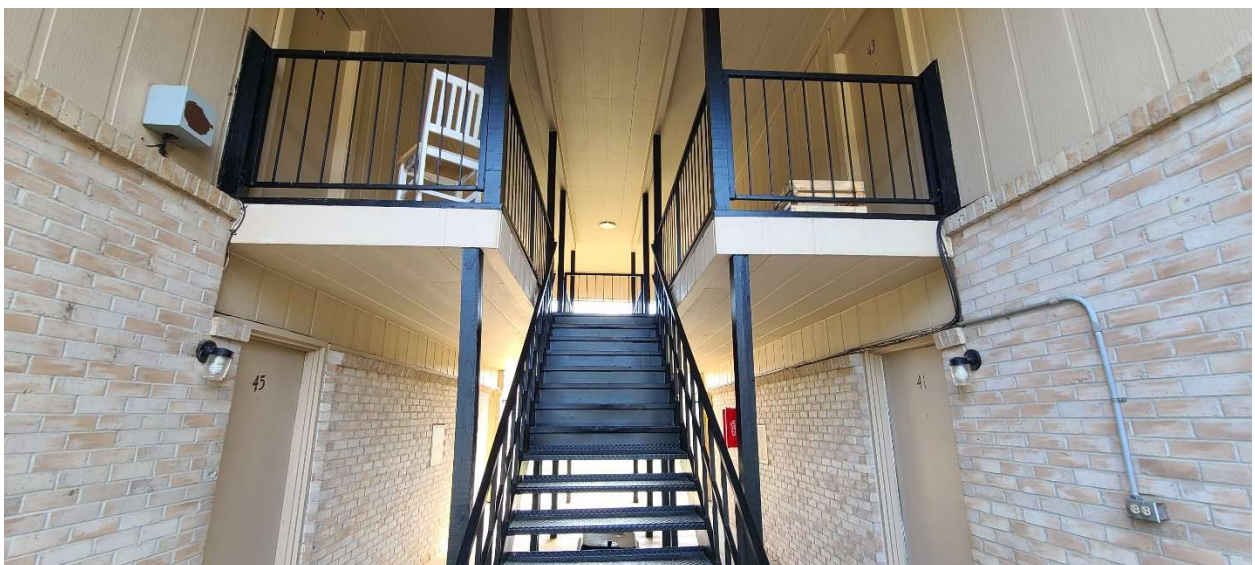
Exterior Photos



266 Windows were installed in July and August 2024. 50-year Roof Shingles installed in Dec. 2023.



This is the smallest building which houses 8 units. The other 2 buildings house 16 units each.



Breezeways were completely redone. Power Washing, Painted, Iron Work Sanded and Refinished.



3rd of 3 Buildings



Back Yard of 2nd Building of 3 buildings.



The end of our complex starts the beginning of a new upscale middle-class neighborhood.



Another photo of the neighborhood next to our complex which is all part of a good school district.